

M E M O R A N D U M

DATE: January 5, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0086-SPH- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITION FOR SPECIAL HEARING** *

(203 Baltimore Avenue)

12th Election District *

7th Council District *

Jeremy Patterson *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0086-SPH

* * * * *

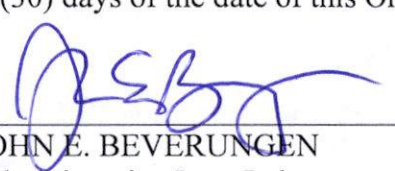
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Jeremy Patterson, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the continuation of the non-conforming use of two units on a DR 5.5 zoned lot with an area of 6,000 sq. ft.

A public hearing in this case was scheduled for Friday December 2, 2016 at 10:00 a.m. The Petitioner failed to appear at the hearing. As such, this case will be dismissed.

THEREFORE, IT IS ORDERED this 5th day of December, **2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve the continuation of the non-conforming use of two units on a DR 5.5 zoned lot with an area of 6,000 sq. ft., be and is hereby DISMISSED without prejudice.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date

12/5/16

By

slh



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 203 Baltimore Ave, Baltimore which is presently zoned DR5.5
Deed References: _____ 10 Digit Tax Account # 1202038081
Property Owner(s) Printed Name(s) Patterson Jeremy & Jones Crystal Lee

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

....the continuation of the non-conforming use of two units on a DR5.5 zoned lot with an area of 6000 sq. ft.

2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. _____ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Jeremy Patterson

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

203 Baltimore Ave Baltimore MD

Mailing Address City State

21222 / 410-493-4373 Jeremybaltimore

Zip Code Telephone # Email Address

@aol.com

Representative to be contacted:

Praful Patel

Name - Type or Print

Signature

526 Rambling Sunset Circle

Mailing Address City State

21771 / 240-418-1389 prafulpearencos

Zip Code Telephone # Email Address

CASE NUMBER 2017-0086-SPM

Filing Date 9/29/16

Do Not Schedule Dates: _____

Reviewer JS

Section 11, 2nd Amendment

1791

Section 11, 2nd Amendment

Section 11, 2nd Amendment

Section 11, 2nd Amendment

Section 11, 2nd Amendment

Section 11, 2nd Amendment

Section 11, 2nd Amendment

Zoning property description for 203 Baltimore Ave, Baltimore, MD 21222

Beginning at a point on the south of the Baltimore Ave which is 25 feet wide at a distance of 130.92 feet west of the centerline of the nearest improved intersecting street- Willow Spring Road which is 25 feet wide.

2017-0086-SP4



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4590550

Sold To:

Jeremy Patterson - CU00571963
203 Baltimore Avenue
bal,MD 21227

Bill To:

Jeremy Patterson - CU00571963
203 Baltimore Avenue
bal,MD 21227

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Nov 17, 2016

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows: Case: # 2017-0086-SPH 203 Baltimore Avenue S/S Baltimore Avenue, 131 ft. W/of intersection with Willow Spring Road 12th Election District - 7th Councilmanic District Legal Owner(s) Jeremy Patterson SPECIAL HEARING: to determine whether or not the Administrative Law Judge should approve the continuation of the non-conforming use of two units on a DR 5.5 zoned lot with an area of 6000 sq. ft. Hearing: Friday, December 2, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Administrative Hearings Office at (410) 887-3868. (2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 11/088 Nov. 17 4590550

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 17, 2016 Issue - Jeffersonian

Please forward billing to:
Jeremy Patterson
203 Baltimore Avenue
Baltimore, MD 21227

410-493-4373

NOTICE OF ZONING HEARING

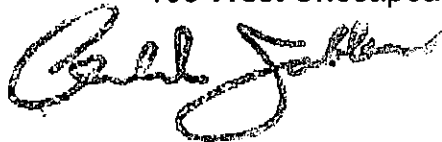
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CASE NUMBER: 2017-0086-SPH

203 Baltimore Avenue
S/s Baltimore Avenue, 131 ft. W/of intersection with Willow Spring Road
12th Election District – 7th Councilmanic District
Legal Owners: Jeremy Patterson

Special Hearing to determine whether or not the Administrative Law Judge should approve the continuation of the non-conforming use of two units on a DR 5.5 zoned lot with an area of 6000 sq. ft.

Hearing: Friday, December 2, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

November 7, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0086-SPH

203 Baltimore Avenue

S/s Baltimore Avenue, 131 ft. W/of intersection with Willow Spring Road

12th Election District – 7th Councilmanic District

Legal Owners: Jeremy Patterson

Special Hearing to determine whether or not the Administrative Law Judge should approve the continuation of the non-conforming use of two units on a DR 5.5 zoned lot with an area of 6000 sq. ft.

Hearing: Friday, December 2, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Jeremy Patterson, 203 Baltimore Avenue, Baltimore 21222
Prafel Patel, 526 Rambling Sunset Circle, Mount Airy 21771

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 17, 2016**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
203 Baltimore Avenue; S/S Baltimore Avenue, *
131' W of intersection of Willow Spring Road * OF ADMINISTRATIVE
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Jeremy Patterson * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-086-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 05 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of October, 2016, a copy of the foregoing Entry of Appearance was mailed to Praful Patel, 526 Rambling Sunset Circle, Mount Airy, Maryland 21771, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2016-0086-SP4

Property Address: 203 Baltimore Ave, Baltimore MD 21227

Property Description: _____

Legal Owners (Petitioners): Jeremy Patterson

Contract Purchaser/Lessee: owner

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeremy Patterson

Company/Firm (if applicable): _____

Address: 203 Baltimore Ave,
Baltimore MD 21227

Telephone Number: 410-493-4373

Revised 7/9/2015

NOTES ON THE HISTORY OF THE

REPUBLIC OF THE

UNITED STATES

OF AMERICA

AND

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

NO 145701

Date: 9/29/16

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	800	0000		600						\$ 500.00

Total: \$ 500.00

Rec From: PATTERSON - JUNE 5

For: 2017-0086-SPH

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME BRN
9/29/2016 9/29/2016 11:18:48 1
REG 0301 WALKIN LJR
>>RECEIPT # 483668 9/29/2016 GFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145701
Recpt Tot \$500.00
\$500.00 CK \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No.

2017-0086-SPH
Special Hearing
Jeremy Patterson
203 Baltimore Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads "Richard A. Zeller".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-086

NOV 04 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 203 Baltimore Avenue
Petitioner: Jeremy Patterson
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the continuation of the non-conforming use of two units on a DR 5.5 zoned lot with an area of 6000 square feet.

A site visit was conducted on October 12, 2016. The property has been cited for multiple code enforcement violations (CC1606969).

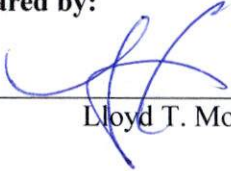
The Department of Planning objects to granting the petitioned zoning relief.

The history of use violations attached to the property indicates a situation wherein ensuring the legal use of the property for principal residential use and limiting the intensity of that use to a single family dwelling is necessary to protect the neighborhood from devolving into blight. The Department supports Code Enforcement in its efforts to remove and correct all illegal uses and conditions existent. The conversion table found in BCZR Section 402, while not necessarily applicable in non-conforming cases does offer an appropriate measure of lot area, width and setback needed in support of converted one-family dwellings. The subject property is deficient by 40% in lot width, area and sum of side yards and not sufficient to support a duplex dwelling.

Date: November 3, 2016
Subject: ZAC #17-086
Page 2

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Praful Patel
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 05 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0086-SPH
Address 203 Baltimore Avenue
(Patterson Property)

Zoning Advisory Committee Meeting of **October 10, 2016**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 10-05-2016

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: October 12, 2016

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 10, 2016
Item No. 2017-0076, 0077, 0080, 0081, 0082, 0083, 0086, 0087 and
0088

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10102016.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-086

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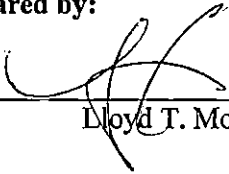
A site visit was conducted on October 12, 2016. The property has been cited for multiple code enforcement violations (CC1606969).

The Department of Planning objects to granting the petitioned zoning relief.

The history of use violations attached to the property indicates a situation wherein ensuring the legal use of the property for principal residential use and limiting the intensity of that use to a single family dwelling is necessary to protect the neighborhood from devolving into blight. The Department supports Code Enforcement in its efforts to remove and correct all illegal uses and conditions existent. The conversion table found in BCZR Section 402, while not necessarily applicable in non-conforming cases does offer an appropriate measure of lot area, width and setback needed in support of converted one-family dwellings. The subject property is deficient by 40% in lot width, area and sum of side yards and not sufficient to support a duplex dwelling.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Praful Patel
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Steve Ford Date: 10-05-2016

CASE NO. 2017- 0086-SPH

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>10/5</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
	FIRE DEPARTMENT	
<u>11/3</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>10/5</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. CC1606969)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/17/16

SIGN POSTING Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search Guide to searching the database

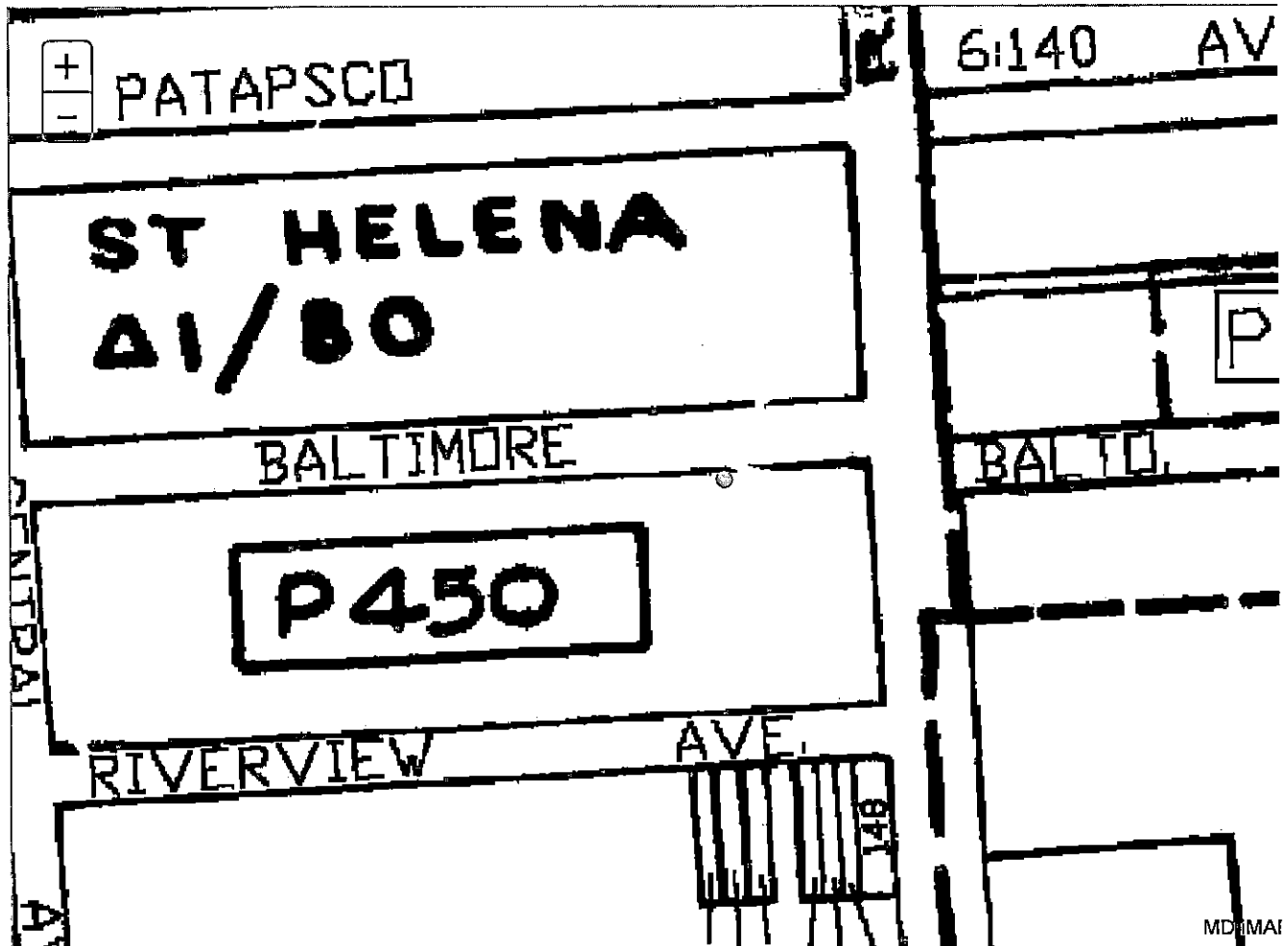
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 12 Account Number - 1202038081							
Owner Information									
Owner Name:		PATTERSON JEREMY JONES CRYSTAL LEE			Use:		RESIDENTIAL		
Mailing Address:		PO BOX 9063 BALTIMORE MD 21222-0763			Principal Residence:		NO		
					Deed Reference:		/26669/ 00120		
Location & Structure Information									
Premises Address:		203 BALTIMORE AVE BALTIMORE 21222-4205			Legal Description:		LTS 293,294 203 BALTIMORE AVE SAINT HELENA		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0015	0450		0000			293	2015	Plat Ref: 0001/0080
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1925		2,278 SF				6,000 SF		.04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage		Last Major Renovation	
2	YES	STANDARD UNIT		BLOCK	1 full	1 Detached			
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2016		As of 07/01/2017	
Land:		50,000		42,000					
Improvements		107,100		85,300					
Total:		157,100		127,300		127,300		127,300	
Preferential Land:		0						0	
Transfer Information									
Seller: PATTERSON JEREMY				Date: 02/13/2008		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /26669/ 00120		Deed2:			
Seller: PIRISINO MICHAEL				Date: 11/13/2007		Price: \$135,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /26375/ 00656		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Denied									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 12 Account Number: 1202038081



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CC1606969

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CC1606969	George Tsigounis		06/28/2016	Correction Notice Mailed	08/07/2016	

Complaint Description: MULTIPLE DOGS AND CHICKENS IN CAGE IN THE REAR OF THE PROPERTY

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
203 BALTIMORE AVE DUNDALK, MD 21222 Tax Id: 1202038081	PATTERSON JEREMY JONES CRYSTAL LEE PO BOX 9063 BALTIMORE, MD 21222-0763	ANON

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
George Tsigounis	07/07/2016	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
George Tsigounis		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

6/29/2016: 410 493 4373 Jeremy
6/29/2016: Animal control on case contacted supervisor await return call gt
7/7/2016: You must reduce to 3 dogs on the property.
7/7/2016: Remove all debris around trailer, items on top of metal boxes, carpet, siding and metal gates in front of rear garage/shed.
7/7/2016: You may only have 1 apartment in the dwelling, reduce to one family only, the upstairs apartment must be converted to living space for the apartment downstairs or you must remove the first floor apartment.
8/12/2016: 1st floor tenant number is Amber Davis 443 467 2266
8/12/2016: Code violations abated recheck on Wednesday for the dogs and the hearing filing gt
8/17/2016: Chickens gone, jtd, utv gone, hearing date filed for in regard to apts. only 3 dogs seen on property as of now. Ext 30 day for hearing update gt











KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

November 22, 2016

Jeremy Patterson
203 Baltimore Avenue
Baltimore MD 21222

RE: Case Number: 2017-0086 SPH, Address: 203 Baltimore Avenue

Dear Mr. Patterson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 29, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Praful Patel, 526 Rambling Sunset Circle, Mount Airy MD 21771



DR 10.5

WILLOW SPRING RD

BLC

R-1943-0321

Lot # 187

Lot # 244
1206020700

245

BL

1212059907

Lot # 187

Lot # 244

244

Lot # 185

Lot # 242
1220066072

243

1219004020

Lot # 185

Lot # 242

242

Lot # 183

Lot # 240

241

1202007220

Lot # 183

1203025950

Lot # 240

240

Lot # 238

239

Lot # 181

Lot # 181

1213057911

1212059905

Lot # 238

238

1220066850

Lot # 236

237

Lot # 179

Lot # 179

1206000500

Lot # 236

236

1211069140

Lot # 235

235

Lot # 177

Lot # 177

1219004000

1206001180

1212061551

Lot # 234

234

1800014257

Lot # 233

233

SE 4-E 12 ED

7 CD 103B3

BALTIMORE AVE

Lot # 295
PA # 128024

299

Lot # 295

298

Lot # 295

297

Lot # 295

296

1208030770

Lot # 295

295

1202038081

Lot # 293

294

Lot # 293

293

1202038080

Lot # 292

292

1202038061

Lot # 290

291

Lot # 290

290

1216016591

Lot # 288

Lot # 288

1216016592

Lot # 287

288

287

Lot # 348

350

Lot # 348

349

1202037820

Lot # 348

348

1223000040

Lot # 347

347

Lot # 345

346

1221045361

Lot # 345

345

1221045360

Lot # 344

344

1204051722

Lot # 343

343

1205010090

Lot # 342

342

Lot # 339

341

1205010091

Lot # 339

340

Lot # 339

339

1205010101

Lot # 337

338

Lot # 337

337

Pt. Bk. 0000001, Folio 208

216

RIVERVIEW AVE

R-1948-1118

R-1957-4278-X

R-1948-1126

1989-0408-SPH

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1202038081			
Owner Information					
Owner Name:		PATTERSON JEREMY JONES CRYSTAL LEE		Use: Principal Residence:	
Mailing Address:		PO BOX 9063 BALTIMORE MD 21222-0763		Deed Reference: /26669/ 00120	
Location & Structure Information					
Premises Address:		203 BALTIMORE AVE BALTIMORE 21222-4205		Legal Description: LTS 293,294 203 BALTIMORE AVE SAINT HELENA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0103	0015	0450		0000	293 2015
Special Tax Areas:				Town:	Plat No:
				Ad Valorem:	Plat Ref:
				Tax Class:	0001/0080
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1925		2,278 SF			6,000 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BLOCK	1 full	1 Detached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		50,000	42,000		
Improvements		107,100	85,300		
Total:		157,100	127,300	127,300	127,300
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
PATTERSON JEREMY		02/13/2008		\$0	
Type:		Deed1:		Deed2:	
NON-ARMS LENGTH OTHER		/26669/ 00120			
Seller:		Date:		Price:	
PIRISINO MICHAEL		11/13/2007		\$135,000	
Type:		Deed1:		Deed2:	
ARMS LENGTH MULTIPLE		/26375/ 00656			
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2016	07/01/2017	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Denied					

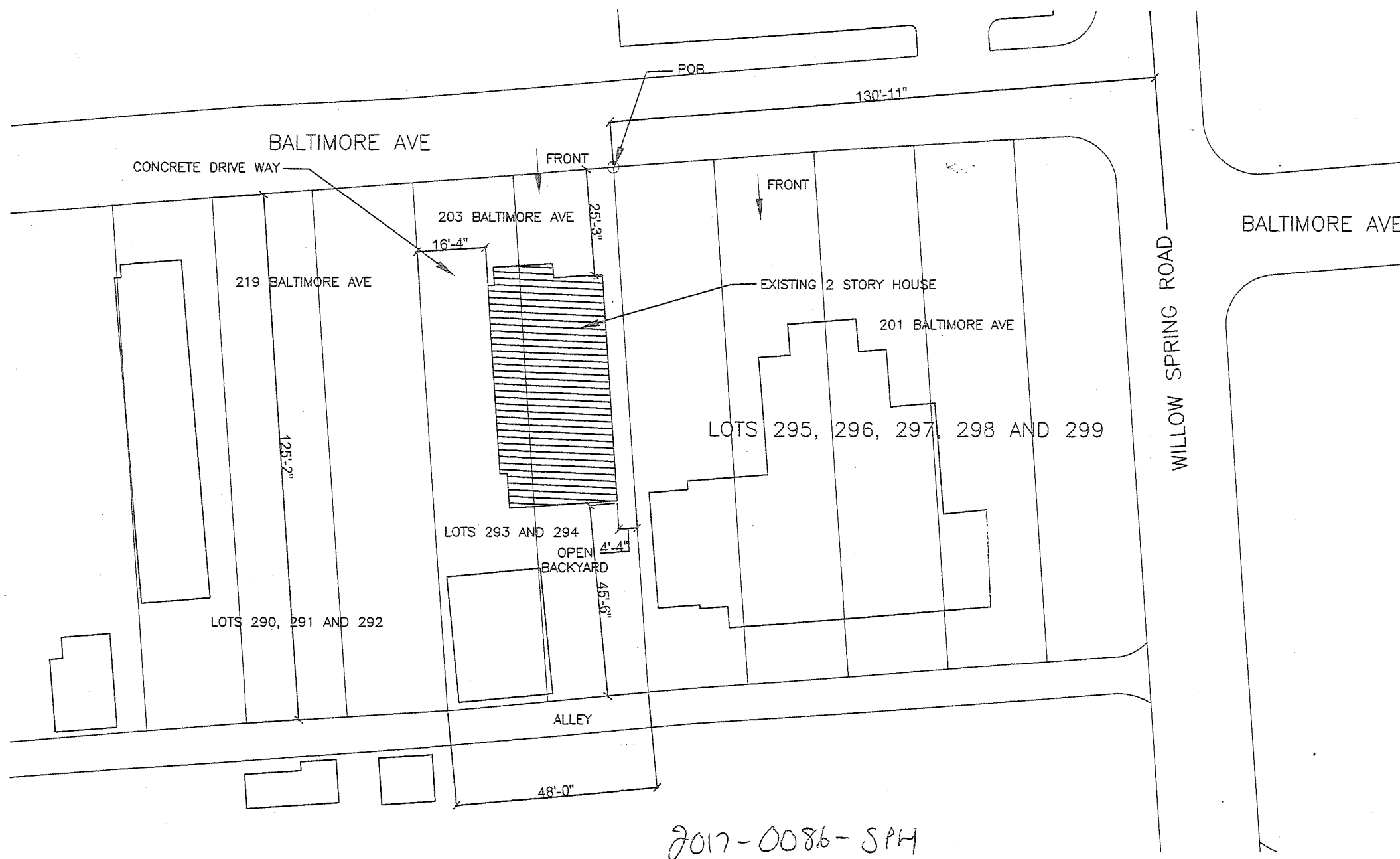
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X

ADDRESS: 203 BALTIMORE AVE, BALTIMORE, MD 21222 OWNERS NAME: JEREMY PATTERSON AND JAMES CRYSTAL LEE

SUBDIVISION NAME: LANSDOWNE LOT# 293 AND 294 BLOCK # N/A SECTION # N/A

PLAT BOOK # 1 FOLIO # 80 10 DIGIT TAX NO: 1202038081



2017-0086-SPH



KEY PLAN

NOT TO SCALE

ZONING MAP # 103B3
SITE ZONED DR 5.5
ELECTION DISTRICT 12
COUNCIL DISTRICT 7
LOT REA ACREAGE 0.1377 (6000 SF)
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES

WATER
PUBLIC X PRIVATE
SEWER
PUBLIC X PRIVATE

PRIOR HEARING NO

PATTERSON RESIDENCE
203 BALTIMORE AVE
BALTIMORE, MD 21227
UNIT SUBDIVIDE

C1

SITE PLAN

ARENCO, LLC

ARCHITECTURAL ENGINEERING CONSULTANTS
526 RAMBLING SUNSET CIRCLE
MOUNT AIRY, MARYLAND 21771

SCALE 1" = 30' WORK REQUEST # 16-188 SHEET 1 OF 1 DRAWING NO. 16-188-01

PLAN DRAWN BY: PRAFUL PATEL

SITE PLAN

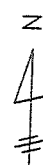
SCALE: 1" = 30'

COVERAGE CALCULATIONS

LOT COVERAGE = 6000 SF
BUILDING COVERAGE = 1139 SF



EXISTING HOUSE



FILE DATE:

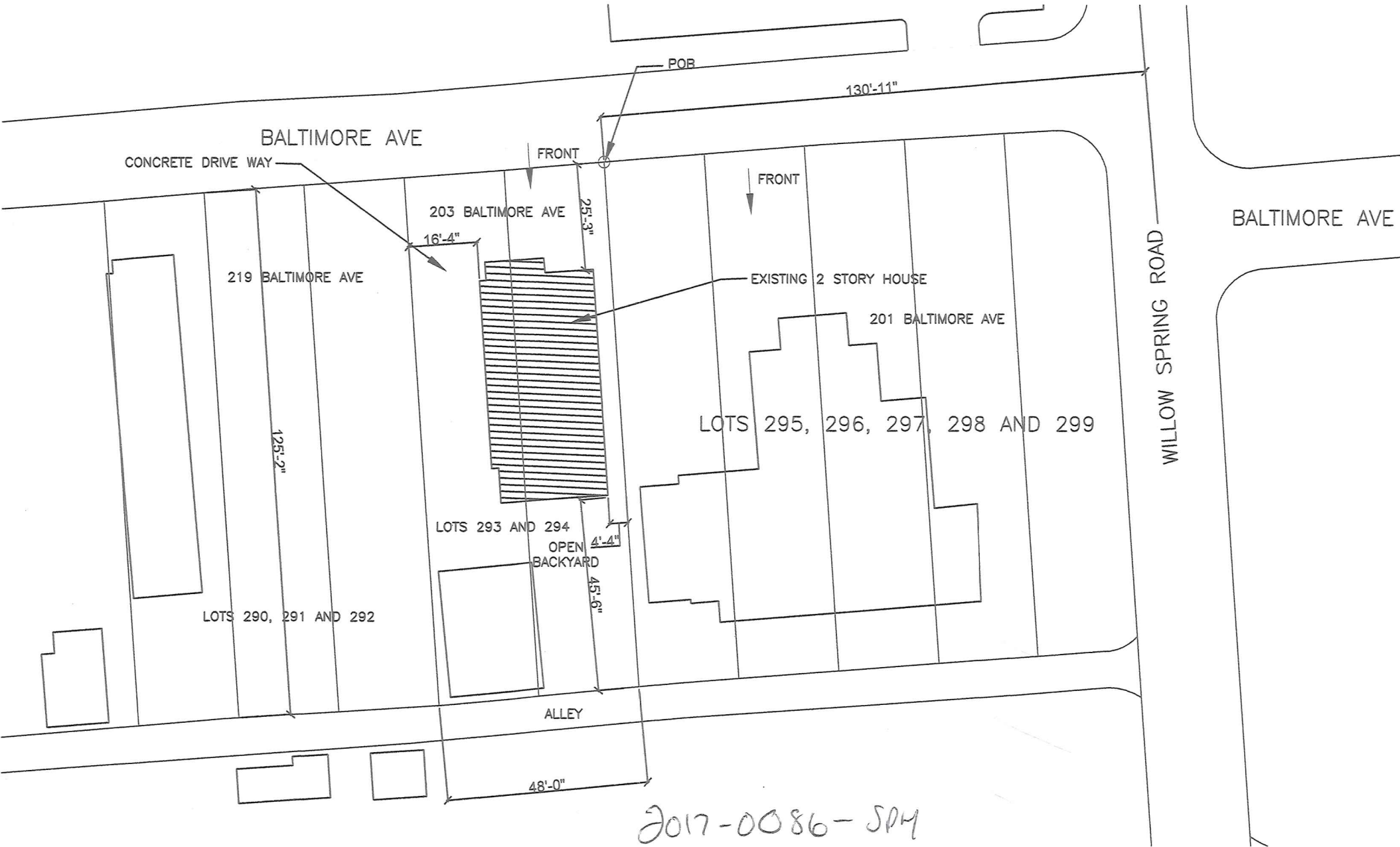
FILE NAME:

ZONING HEARING PLAN FOR VARIANCE _ FOR SPECIAL HEARING X

ADDRESS: 203 BALTIMORE AVE, BALTIMORE, MD 21222 OWNERS NAME: JEREMY PATTERSON AND JAMES CRYSTAL LEE

SUBDIVISION NAME: LANSDOWNE LOT# 293 AND 294 BLOCK # N/A SECTION # N/A

PLAT BOOK # 1 FOLIO # 80 10 DIGIT TAX NO: 1202038081



KEY PLAN

NOT TO SCALE

ZONING MAP # 103B3
SITE ZONED DRS.S
ELECTION DISTRICT 12
COUNCIL DISTRICT Z
LOT REA ACREAGE 0.1377 (6000 SF)
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES

WATER
PUBLIC ☒ PRIVATE ____
SEWER
PUBLIC ☒ PRIVATE ____

PRIOR HEARING NO



EXISTING HOUSE



SITE PLAN

SCALE: 1" = 30'

COVERAGE CALCULATIONS

LOT COVERAGE = 6000 SF
BUILDING COVERAGE = 1139 SF

PLAN DRAWN BY: PRAFUL PATEL

PATTERSON RESIDENCE 203 BALTIMORE AVE BALTIMORE, MD 21227 UNIT SUBDIVIDE		C1
SITE PLAN		
ARENCO, LLC ARCHITECTURAL ENGINEERING CONSULTANTS 526 RAMBLING SUNSET CIRCLE MOUNT AIRY, MARYLAND 21771		
SCALE 1" = 30'	WORK REQUEST # 16-188	SHEET 1 OF 1 DRAWING NO. 16-188-01

FILE DATE:

FILE NAME: